



**Project Description and Scope:**

This project replaces all exterior doors and windows in the complete Andersen Library complex (1950 original building plus 1964 building addition) with new energy efficient units. All structural lintels associated with to masonry openings and other deteriorated components will also be replaced. Associated exterior masonry and interior finishes repair and replacement included as required to facilitate the exterior doors, exterior windows, and lintel replacements to provide a cohesive, uniform, weather-tight enclosure and appearance.

**Project Justification:**

The exterior doors and windows are original to each facility era of construction. The exterior windows are no longer weather-tight and allow pest infiltration into the building interior. There is extensive rust jacking on all the lintels which has caused severe water intrusion. The water infiltration is damaging the interior ceiling tiles, drywall, and plaster. The frames are not thermally broken and the glazing is a single pane. The new windows will provide a much higher thermal performance. A recently completed project inspected the vertical and horizontal expansion joints, which had deteriorated past repair. The exterior window problems were found during this inspection. The inspection determined the exterior windows were not salvageable and required replacement. The exterior doors are the same age, same condition, and also require replacement.

**Issues/Concerns:**

None at this time

**Project Priority Score: n/a\***

**Project Benefit Score: n/a\***

**Estimated Project Costs:**

Construction	\$5,601,000
Equipment/Other	\$56,000
Design Fees	\$437,000
DFD Fees	\$258,000
Contingency	\$840,000
<b>Total Project:</b>	<b>\$7,192,000</b>

**Operating Budget Impact:**

Custodial Staff	
Maintenance Staff/Expenses	\$0
Utility	\$0
Other	
<b>Annual Operational Impact:</b>	<b>\$0</b>

**Funding:**

General Fund Supported Borrowing	\$7,192,000
Program Revenue Supported Borrowing	\$0
Building Trust Funds	
Gifts and Grants	\$0
Program Revenue Cash	\$0
<b>Total:</b>	<b>\$7,192,000</b>

**Proposed Timeline:**

State Enumeration:	
A/E Selection:	April 2026
35% Design Report:	December 2026
Bid Date:	May 2027
Substantial Completion:	October 2028
Occupancy:	

\* Project implementation underway prior to implementation of project priority tool